

Environmental Impact Statement

for

Update of the Fort Belvoir Real Property Master Plan

Public Scoping Meeting

November 17, 2003

6:00 pm–9:00 pm

Mount Vernon High School

8515 Old Mount Vernon Road

Alexandria, VA 22309

Lead Agency:

Department of the Army, Fort Belvoir, VA





What is the purpose of this scoping meeting?

The purpose of this scoping meeting is to seek input from individuals, community organizations, federally recognized Indian tribes, and federal, state, and local agencies on issues and concerns relating to the scope of an Environmental Impact Statement (EIS) that is being prepared for implementation of a revised and updated Fort Belvoir Real Property Master Plan. Specifically, the Army is seeking public input on the action alternatives to be analyzed and the environmental and socioeconomic impacts to be addressed in the EIS. The EIS is being prepared in compliance with the National Environmental Policy Act of 1969.

This meeting also serves as an opportunity, consistent with the regulations implementing Section 106 of the National Historic Preservation Act, for interested parties to submit their views on any potential historic preservation issues raised by the Master Plan update.

What is the meeting format and what topics will be addressed?

This meeting is open-house style, with information booths available to assist attendees in identifying potential issues and concerns to be addressed in the EIS. The booths provide information on such topics as Fort Belvoir's history and mission, proposed development plans for Fort Belvoir, the timeline for preparing the EIS, and other public involvement opportunities that will occur throughout the EIS process. Fort Belvoir representatives are available to answer questions.

Written comments concerning the EIS may be submitted at the Public Comment booth or sent by regular mail or by e-mail (see *How do I submit comments on the scope of the EIS?*).

Oral comments may be submitted at the Court Reporter booth. In addition, during specified times each hour, oral comments may also be submitted to the court reporter in a group setting, following a brief presentation by Fort Belvoir representatives.

What is a Real Property Master Plan?

A Real Property Master Plan is an Army installation's strategy for the orderly management and development of its

real property assets including land, facilities, resources, and infrastructure. The Real Property Master Plan forms the foundation for the development of an installation, provides the framework for analyzing resource allocations, and aids the management of peacetime and mobilization construction and development activities.

Army Regulation 210-20, *Installation Master Planning*, requires that an installation's Real Property Master Plan consist of four major components: Long-Range Component, Capital Investment Strategy, Short-Range Component, and Mobilization Mission Planning Component. The Long-Range Component provides the "big picture" and describes long-range real property management for an installation. Additional contributory plans often accompany these four major components.

What is the National Environmental Policy Act?

The National Environmental Policy Act (NEPA) of 1969 requires the analysis of potential environmental effects associated with major federal actions. NEPA ensures that social and environmental factors are considered along with the technical and economic components of a decision.

Potential effects on resources such as water, air, wildlife, cultural resources, land use, recreation, aesthetics, and socioeconomics must be identified and alternatives to the proposed action considered. NEPA also requires consultation with relevant federal and state agencies, federally recognized tribes, and the public to determine these impacts.

NEPA is a "full disclosure" law with provisions for public access to, and full participation in, the federal decision-making process. The Act's intent is to protect, restore, and enhance the environment through well-informed federal decisions.

Two NEPA documents will be created in the course of this action:

- An **Environmental Impact Statement (EIS)** that analyzes any potential significant environmental and socioeconomic impacts associated with implementing the updated Master Plan.



- A **Record of Decision (ROD)** that documents the final decision on the proposed action, based on the information presented in the EIS. It may specify mitigation measures (methods to lessen negative impacts) and monitoring programs to be undertaken.

Why does Fort Belvoir need an EIS for a Real Property Master Plan?

Environmental impact analysis of the potential impacts of implementing an updated Real Property Master Plan is required by Army Regulation 210-20 and Title 32 of the Code of Federal Regulations, Part 651, *Environmental Analysis of Army Actions*. Environmental impact analysis is required for all major federal actions that might significantly affect the quality of the human environment.

What alternatives will be addressed in the Draft EIS?

Currently, three development scenarios are being considered to accommodate Fort Belvoir's vision for long-term growth. Each scenario is designed to accommodate up to 3 million square feet of new office space for new tenants and expansion of existing office space for existing tenants; however, future missions may increase this need to 6 million square feet.

Although each development scenario involves redevelopment, infill, and remodeling, each also contains new development and is named according to the location where the majority of new construction would occur:



North Post Development Scenario: Includes redevelopment and renovations to facilities on the North Post and South Post. The majority of new development would occur in the vicinity of the North Post Golf Course, which is proposed to be relocated to the Southwest Area.

South Post Development Scenario: Includes redevelopment and renovations to facilities on the North Post and South Post. The majority of new development would occur in the vicinity of the South Post Golf Course.

Southwest Area Development Scenario: Redevelopment and renovations would occur to facilities on the North Post and South Post. The majority of new development would occur in the Southwest Area of the installation.

No Action: The EIS will also evaluate a no action alternative. The no action alternative, which represents no revised master plan, provides a baseline for comparison with other alternatives.

What specific environmental concerns will be addressed in the EIS?

Several resource areas and issues will be considered in the EIS. These include air quality; surface water quality; cultural resources; transportation; environmentally sensitive areas such as wildlife corridors, wetlands, floodplains, and wildlife refuges; biological resources, in particular, protected fauna and flora species; site topography and soils; socioeconomic conditions; land use; and community facilities and services. Additional resources and conditions may be identified as a result of this scoping process.

What is the timeline for this EIS and what other opportunities for public comment will be offered?

In addition to this initial comment opportunity, the public will have two additional opportunities to comment:

Summer of 2004: The Draft EIS will be completed and will be made available for public review. At that time, a Notice of Availability (NOA) will be published in the *Federal Register*, notices will appear in local newspapers, and a public meeting will be held to facilitate public comment. Written and oral comments will be accepted for a period of 45 days from the date the NOA is published.

Fall of 2004: The Final EIS will be completed and will be made available for public review. At that time, an NOA will be published in the *Federal Register*, notices will appear in local newspapers, and written and oral comments will be accepted for a period of 30 days from the date the NOA is published.

How do I submit comments on the scope of the EIS?

The Department of the Army and Fort Belvoir welcome your input on the issues and concerns that should be addressed in the EIS. Comments may be submitted in the following ways:

Scoping Meeting

Oral comments and written comments (see the attached comment form) may be submitted at the November 17, 2003, scoping meeting.

Web Site

Comments may be submitted online at: www.belvoir.army.mil

Mail

The attached comment form may be mailed to:

Attn: EIS Comments
Environmental and Natural Resources Division
Directorate of Public Works and Logistics
9430 Jackson Loop, Suite 100
Fort Belvoir, VA 22060-5116

E-mail

Comments may be e-mailed to: environmental@belvoir.army.mil
(Please use a format similar to the attached comment form.)

All comments must be received or postmarked by December 17, 2003, to be considered in preparation of the Draft EIS.

Comment Form

Environmental Impact Statement (EIS) for
the Update of the Fort Belvoir Real Property Master Plan, Fort Belvoir, Virginia

NOTE: All information submitted will become public record.

1. Name: _____
Agency/Organization: _____
Address: _____
City: _____ State: _____ ZIP Code: _____
E-mail: _____

☐ Please add my name to the mailing list

2. Please check the one affiliation that best represents your role or interest in the EIS:

- | | | |
|-----------------------------------------------------|----------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Fort Belvoir Resident | <input type="checkbox"/> Recreational Organization | <input type="checkbox"/> State Government |
| <input type="checkbox"/> Private Citizen | <input type="checkbox"/> School/University | <input type="checkbox"/> Federal Government |
| <input type="checkbox"/> Civic Organization | <input type="checkbox"/> Business/Commercial Org. | <input type="checkbox"/> Federally Recognized Tribe |
| <input type="checkbox"/> Environmental Organization | <input type="checkbox"/> County _____ | <input type="checkbox"/> Other _____ |

(continued on reverse)

3. Master Plan/EIS Areas. Please check the appropriate boxes and write your specific issues in the space provided. If you need additional space for comments, please attach additional sheets of paper.

Development Scenarios (check all that apply)

- ☐ North Post ☐ South Post ☐ Southwest Area

Master Plan Actions (check all that apply)

- ☐ Construction ☐ Traffic and Transportation ☐ Wetlands, Wildlife, Endangered Species
☐ Historic Properties ☐ Native American Resources ☐ Other

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



EIS Timeline

Public Scoping Meeting

Alexandria, VANovember 17, 2003

Scoping Comments DeadlineDecember 17, 2003

Draft EIS Available for ReviewSummer 2004

Draft EIS Public MeetingSummer 2004

Draft EIS Comments Due45 days from publication of the Notice of Availability of the Draft EIS in
the Federal Register

Final EIS Available for Review.....Fall 2004

Record of Decision.....Fall 2004

Please send written comments to:

Attn: EIS Comments
Environmental and Natural Resources Division
Directorate of Public Works and Logistics
9430 Jackson Loop, Suite 100
Fort Belvoir, VA 22060-5116

E-mail: environmental@belvoir.army.mil



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